



**CITY OF LOS ALTOS  
CITY COUNCIL MEETING  
November 24, 2015**

**DISCUSSION ITEMS**

**Agenda Item # 6**

**SUBJECT:** Discuss potential next steps for the Civic Center site, and direct staff accordingly

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**BACKGROUND**

In 2008, the City Council began the process of creating a Master Plan for the Civic Center complex. Following an extensive effort, a draft Plan was presented to Council in June 2009. Subsequently, the Council certified the final Environmental Impact Report for the Master Plan and approved the Civic Center Master Plan on March 9, 2010. The preferred scenario for development of the Civic Center was divided into four phases. The first phase included demolition and construction of a new Police Station, a new City Hall and a new Community Center. The new City Hall building was to be funded using internal funding sources and the Police Station and Community Center were to be funded with a \$65 million bond. The athletic fields, library and theater were included in later phases to be financed by the City. A swim center was also included in a later phase and was to be funded entirely by outside community groups.

Upon Council's approval of the Civic Center Master Plan, an outreach and education effort was initiated with the intent of moving the project to a potential bond measure. Subsequent survey results showed insufficient support for a bond measure to finance the first phase of redevelopment.

At its annual retreat on January 12, 2013, the City Council discussed next steps in the Civic Center development process and set a priority to determine a viable plan to develop the Civic Center facilities with the Community Center in the first phase of improvements. The Community Center, which the City purchased from the Los Altos School District in 1975, does not meet seismic safety requirements, accessibility requirements under the Americans with Disabilities Act, nor the functional needs of recreational programming. The buildings which comprise the Community Center have reached the end of their useful life.

Following a lengthy community engagement process beginning in early 2014, the City Council accepted the Civic Center Master Plan update and Community Center Conceptual Design on March 24, 2015. The updated plan focused on development of a new Hillview Community Center and Park as a first phase. This phase would have included a new Community Center, community pool facilities and expanded sports fields and open space.

On July 28, 2015, the Council adopted an ordinance calling for a ballot measure to finance a portion of the project. On November 3, 2015, Measure A failed to garner the required two-thirds votes necessary to pass the bond measure.

**EXISTING POLICY**

2009 Civic Center Master Plan; and 2015 Civic Center Master Plan Update

## **PREVIOUS COUNCIL CONSIDERATION**

On July 28, 2015, the City Council approved placement of a bond measure on the ballot which was the culmination of a number of meetings related to the development of a new Hillview Community Center and Park

## **DISCUSSION**

The results of the Measure A election represent an opportunity for the Council to consider alternative options for the Hillview Community Center as well as the entire Civic Center site. There are options to consider moving forward in order to address the needs of the Community Center facility, including repairing, renovating or replacing the buildings as noted below.

### **Repair**

For the last several years, major repairs to the Hillview Community Center have been delayed or worked around pending the ultimate decision with regard to the facility. As such, a number of maintenance items have been identified, including:

- Replacement of all program and meeting room furnaces
- Replacement or modernization of boiler
- Installation of hot water fixtures
- Installation of sewer back-flow valve
- Replacement of wood facing on front-side of Social Hall
- Replacement of exterior windows
- Replacement of exterior doors
- Replacement of electrical system (existing system is insufficient, outdated and not expandable)
- Replacement of uneven exterior walkways
- Repair or replacement of building roofs
- Improvement of exterior lighting throughout the buildings and walkways
- Improvement and correction of drainage systems (both building and ground)
- Increase of water pressure to complex
- Upgrading of existing commercial kitchen

The actual cost of repairs is entirely dependent upon the state of the facility. Abatement will be needed for lead paint throughout the facility. If additional repairs are identified or other hazardous materials such as asbestos are found, the cost of repairs will escalate based on the amount of work or abatement needed.

While repairs can be done, this would still be a temporary solution as the nearly 70-year old facility continues to deteriorate. Repairs would not bring the facility up to ADA standards nor provide needed fire suppression systems.

In addition, repairing the facility does not address the community needs identified through the 2009 Civic Center Master Plan process and subsequent 2014 Master Plan Update. As well, repairing the

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facility does not address the fact that the Community Center was originally built to serve elementary school-aged children and does not currently meet the needs of programs which serve all age groups.

### **Renovate**

This option would leave the basic structure and layout of the Community Center as is while addressing the long-term problems associated with simply repairing the facility. The cost of renovating the facility is dependent upon how extensive the work needed is and what elements of the facility can be utilized effectively.

Renovation would not address the need for increased space, though an additional option would be to expand one or more of the buildings. This would provide additional space for recreation activities; however, this could increase the cost to the point that such an option might be comparable in price to replacing the entire facility.

### **Replace**

A third option is to replace the Community Center with a new, sustainable facility within the footprint of the current Community Center. Using the Cost Model provided by Anderson Brulé Architects, a new Community Center would cost approximately \$46 million plus demolition and site work. This number could be reduced if the proposed size of the facility were reduced. However, this would eliminate space for some of the program areas identified as needed for the community.

### **Other considerations**

While replacement of the Hillview Community Center likely remains a priority for the City, the Council could consider options for other City facilities beyond the Community Center. This could potentially include options for other portions of the Civic Center site including the Police Department, City Hall, Youth Center, Library and apricot orchard.

### **PUBLIC CONTACT**

Posting of the meeting agenda serves as notice to the general public.

### **FISCAL/RESOURCE IMPACT**

There will be costs associated with actions to repair, renovate or replace Hillview Community Center. These exact costs are unknown at this time.

If other facilities are considered for repairs, renovation or replacement as part of future improvements, additional review and analysis will be needed.

### **ENVIRONMENTAL REVIEW**

An Environmental Impact Report for the Civic Center Master Plan was certified by Council on March 9, 2010. An addendum to this Environmental Impact Report was prepared in July 2015.

### **RECOMMENDATION**

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**ALTERNATIVES**

1. Defer discussion of next steps for the Civic Center to a future meeting, such as the 2016 Council Retreat

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Approved by: Marcia Somers, City Manager

**ATTACHMENTS:** None

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